

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, January 24, 2005

Board of Adjustment Board Members

| | | | |
|-------------------|---------------|-------------------|----------------|
| Vacant | District 1 | Gene Camargo | District Mayor |
| Oscar Williams | District 2 | Yolanda Arellano | District 7 |
| Jesse F. Jenkins | District 3 | Ramon Flores | District 8 |
| Joseph M. Tinti | District 4 | Mike Villyard | District 9 |
| Jesse Zuniga, Jr. | District 6 | Michael Gallagher | District 10 |
| | Laura Lizcano | District 5 | |
| | Chairperson | | |

- I. **12:00 noon. – Work Session presentation by staff to discuss rules and procedures, and other items for consideration on the agenda for January 24, 2005.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-05-005:** The appeal of Mshiful Bhuiyain, for an appeal of the Development Services Director's decision to deny a Certificate of Occupancy that would allow the sale of alcohol, 3604 Commercial Avenue.
- V. **A-05-006:** The request of Miriam Morales for a Special Exception to operate a one (1) operator beauty shop in a residential area, 2952 West French Place.
- VI. **A-05-007:** The request of Sunset Memorial Park Cemetery for 1.) a 26-foot, 8-inch variance from the minimum 30-foot side setback requirement, and 2.) a 24-foot variance from the minimum 30-foot rear setback requirement to build an office 3 feet, 4 inches from the side property line and 6 feet from the rear property line, 1701 Austin Highway.
- VII. **A-05-012:** The request of Virginia Hill to provide four (4) of the six (6) required off-street parking spaces for a 4-unit dwelling, 513 East Ashby Place.
- VIII. **Staff Report.**

- IX. **Approval of the minutes from the regular meeting of November 15, 2004 and December 6, 2004.**
- X. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XI. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

January 24, 2005

CASE NO. A-05-005

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 24, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Mshiful Bhuiyain

The west 179.6 feet of Lot 143, Block 55, NCB 11092

3604 Commercial Avenue

Zoned: "C-2NA" Commercial Non-Alcoholic Sales District

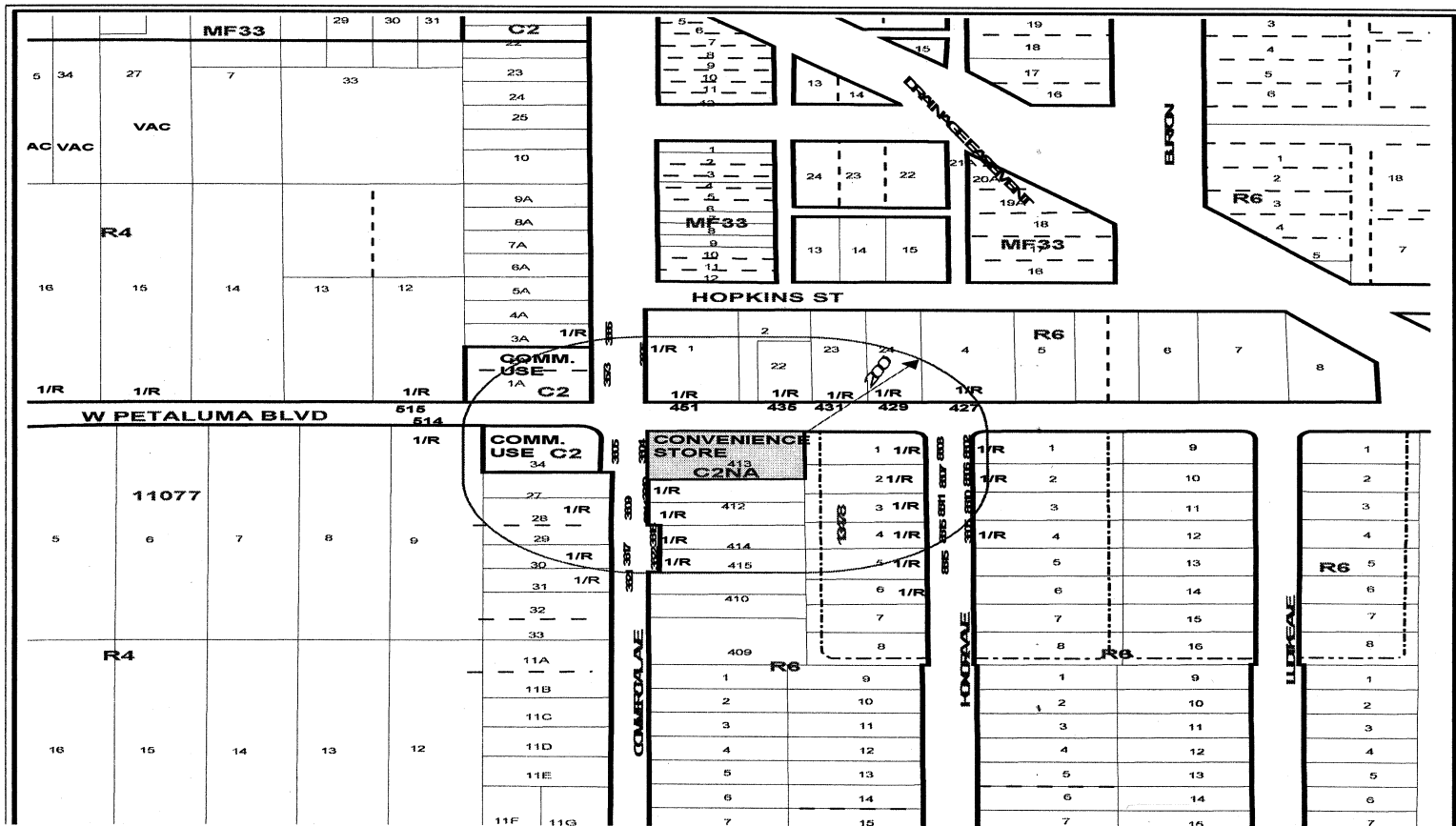
Under Section 35-801(g), the applicant is appealing the Director of Development Services' decision to deny a Certificate of Occupancy to allow the sale of alcohol.

Section 35-801(g) of the Unified Development Code authorizes the Board of Adjustment to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.

The applicant intends to show just cause why the Certificate of Occupancy should be granted to include alcohol sales.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE CARD ENCLOSED BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



BOARD OF ADJUSTMENT

January 24, 2005

CASE NO. A-05-006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 24, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Miriam Morales

The north 126.95 feet of Lot 1, Block 17, NCB 2008

2952 West French Place

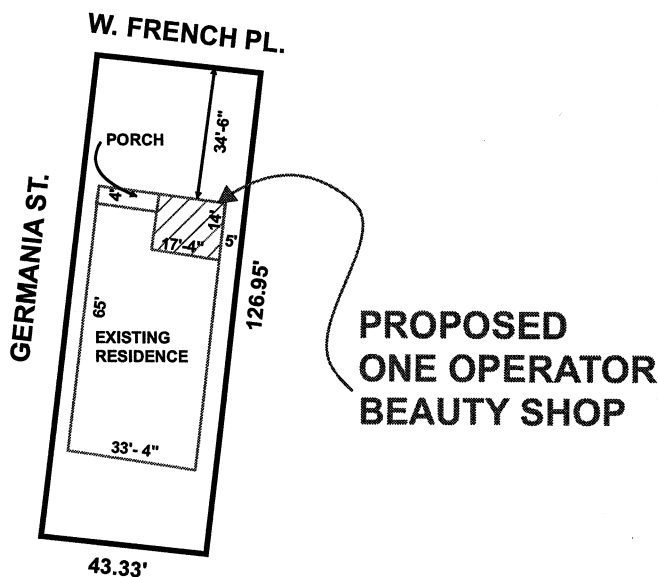
Zoned: "R-4" Residential Single-Family District.

The applicant requests a Special Exception to operate a one(1) operator beauty shop in a residential area.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-375 of the Unified Development Code. The proposed hours of operation will be Tuesday through Saturday, 10AM to 2PM and from 4:30PM to 6:30PM. Total proposed hours of operation per week is 30 hours.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan
A-05-006

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

January 24, 2005

CASE NO. A-05-007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 24, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Sunset Memorial Park Cemetery

Lot 3, NCB 12165

1701 Austin Highway

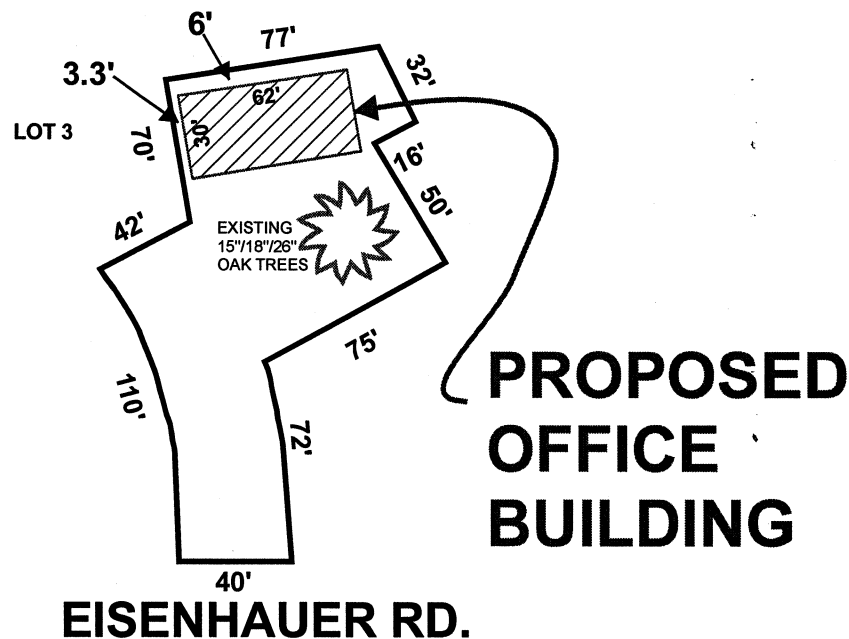
Zoned: "C-3NA" Commercial Non-Alcoholic Sales District.

The applicant requests: 1.) a 26-foot, 8-inch variance from the minimum 30-foot side setback requirement, and 2.) a 24-foot variance from the minimum 30-foot rear setback requirement to build an office 3 feet, 4 inches from the side property line and 6 feet from the rear property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 which requires minimum 30-foot side and 30-foot rear setbacks when abutting a residential district or use.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan
A-05-007

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

January 24, 2005

CASE NO. A-05-012

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 24, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Virginia Hill

The east 18.53 feet of the south 85 feet of Lot 3 and the west 18.53 feet of the south 85 feet of Lot 4, Block 10, NCB 2994

513 East Ashby Place

Zoned: "RM-4" Residential Mixed District.

Six (6) off-street parking spaces are required for a 4-unit dwelling. The applicant requests a variance to allow only four (4) off-street parking spaces.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-526, which requires a minimum 6 off-street parking spaces requirement for a 4-unit dwelling.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318